File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130046213 DEEDWARR

Recvd: 06/04/13 09:14 3 pgs

Fees:18.00 Taxes:2012.80

20130604-0056037

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 52498

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine C. Heard Jonathan Heard 4116 Estes Road Nashville, Tennessee 37215	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 10410015800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$544,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kathy Hadfield and Scott Hadfield, wife and husband, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Katherine C. Heard and Jonathan Heard, wife and husband, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 201 on the Map showing Dr. R. W. Grizzard's Subdivision of Part of the Bosley Tract on 32nd Avenue South, not of record, bu described according to a survey made October 10, 1930, by Erie Drake County Surveyor as follows:

Beginning at the southwest corner of Hillside or Overlook Drive and 32nd Avenue South, and running thence southerly with the westerly side of 32nd Avenue South, 195 feet to the northeast corner of Lot No. 202 on said Plan; thence southwesterly with the line between said lots Nos. 201 and 202, 40 feet to the southeast corner of Lot No. 200 on said Plan; thence northwesterly with the line between said Lots Nos. 200 and 201, 182 feet (erroneously referred to as 132 feet in the prior conveyance) to the southeasterly margin of Hillside or Overlook Drive, thence northeasterly with the southeasterly margin of said Hillside or Overlook Drive, 100-1/3 feet to the point of beginning.

Being the same property conveyed to Kathy Hadfield and Scott Hadfield, wife and husband, by Warranty Deed from Portia R. MacMillan, unmarried, dated September 21, 2012 and recorded on September 27, 2012, of record in Doc. No. 20120927-0088167, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years.

This instrument is executed on behalf of Scott Hadfield by Kathy Hadfield pursuant to a Power of Attorney executed by her/him/them on the 16th day of May, 2013, of record in Instrument No. 20130606040056036 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3201 Overlook Drive, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2013 .

Scott Hadfield
By: Kathy Hadfield, Attorney-in-fact
Scott Hadfield
By: Kathy Hadfield , Attorney-in-Fact

Kathy Hadfield
Kathy Hadfield

State of TENNESSEE
County of DAVIDSON

On this 24th day of May, 2013 , before me the undersigned authority, personally appeared **Kathy Hadfield** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Diane K. Mann
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $544,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

D Mann
Affiant

Sworn and subscribed before me this 24th day of May, 2013

Diane K. Mann
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Kathy Hadfield** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Scott Hadfield** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2013

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

EXHIBIT "A"
Warranty Deed

FROM: Kathy Hadfield and Scott Hadfield, wife and husband,

TO: Katherine C. Heard and Jonathan Heard, wife and husband,

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kathy Hadfield, Affiant

Sworn to and subscribed before me this

24th day of May, 2013

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017